



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Braunston Road,

Oakham, LE15 6RU

£500,000

SUMMARY

- New Build Four Bedroom Detached Family Home
- Open Plan Kitchen / Dining / Family Room
- Dining Room & Lounge
- Utility Room
- Downstairs WC, Family Bathroom & Two En Suites
- Garage & Off Road Parking
- EV Charger
- Enclosed Rear Garden





Plot 36 – The Goldsmith

4 Bedrooms | 1494 sq. ft. | Freehold

A Perfect Blend of Classic Charm & Modern Living The Goldsmith is a beautifully designed four-bedroom home ideal for growing families, second-steppers, or those planning ahead. At its heart is a stunning open-plan kitchen, breakfast, and family area stretching the full width of the home. Featuring a U-shaped kitchen with breakfast bar, space for a full dining table, and a separate utility room, it's built for both everyday living and effortless entertaining. French doors open onto the garden, perfect for summer evenings or weekend lounging. The family area is a flexible space—ideal as a snug, playroom, or even a bar. A separate living room at the front offers a cosy retreat, while a formal dining room across the hall is perfect for hosting. A cloakroom and generous storage complete the ground floor. Upstairs, all four bedrooms are doubles, with two en-suites. The fourth bedroom, tucked away at the rear, is ideal as a home office or guest room. Additional storage on the landing adds to the home's practicality.

Key Details

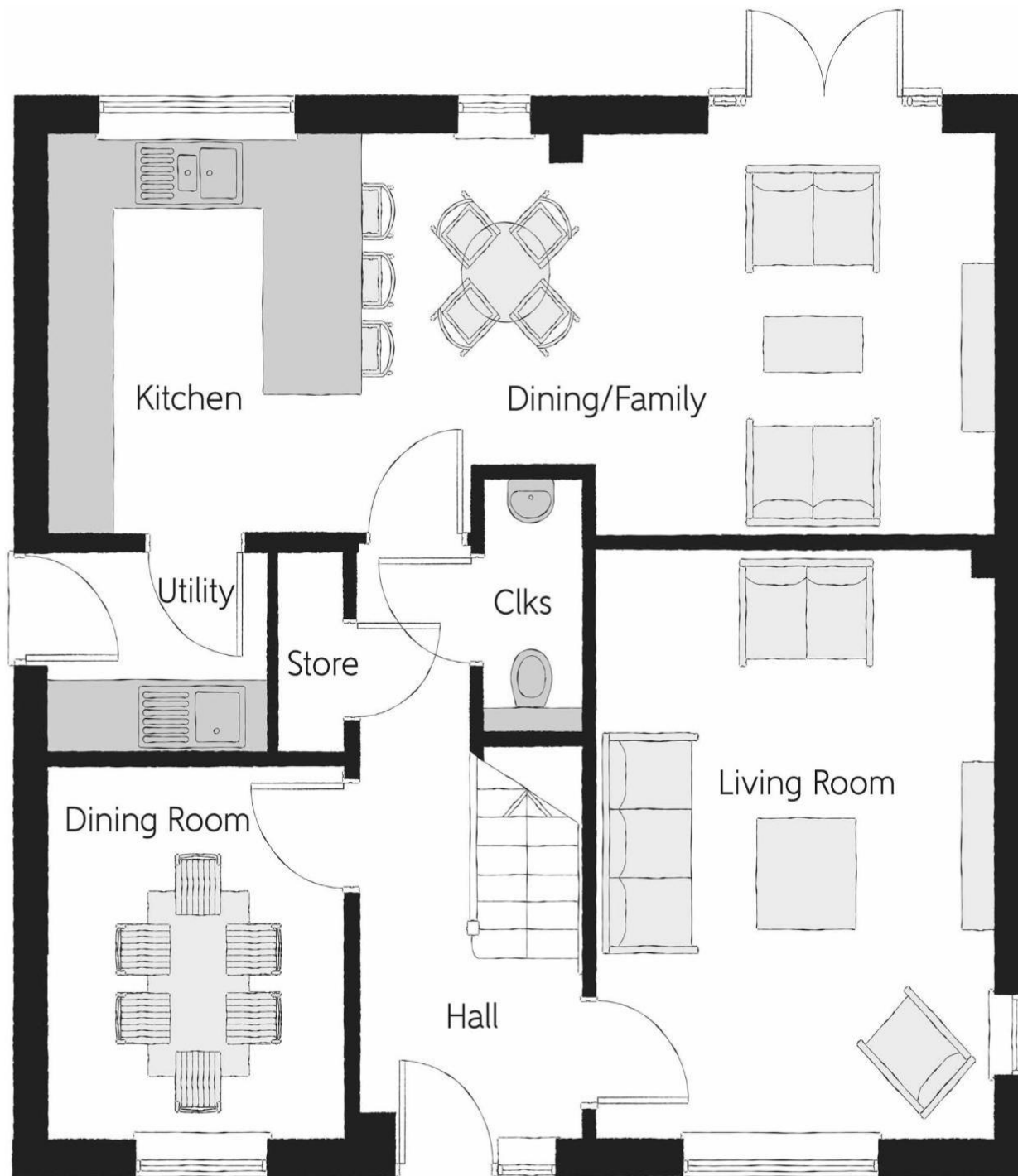
No Estate Management Charge

Annual Service Charge: £281 Council

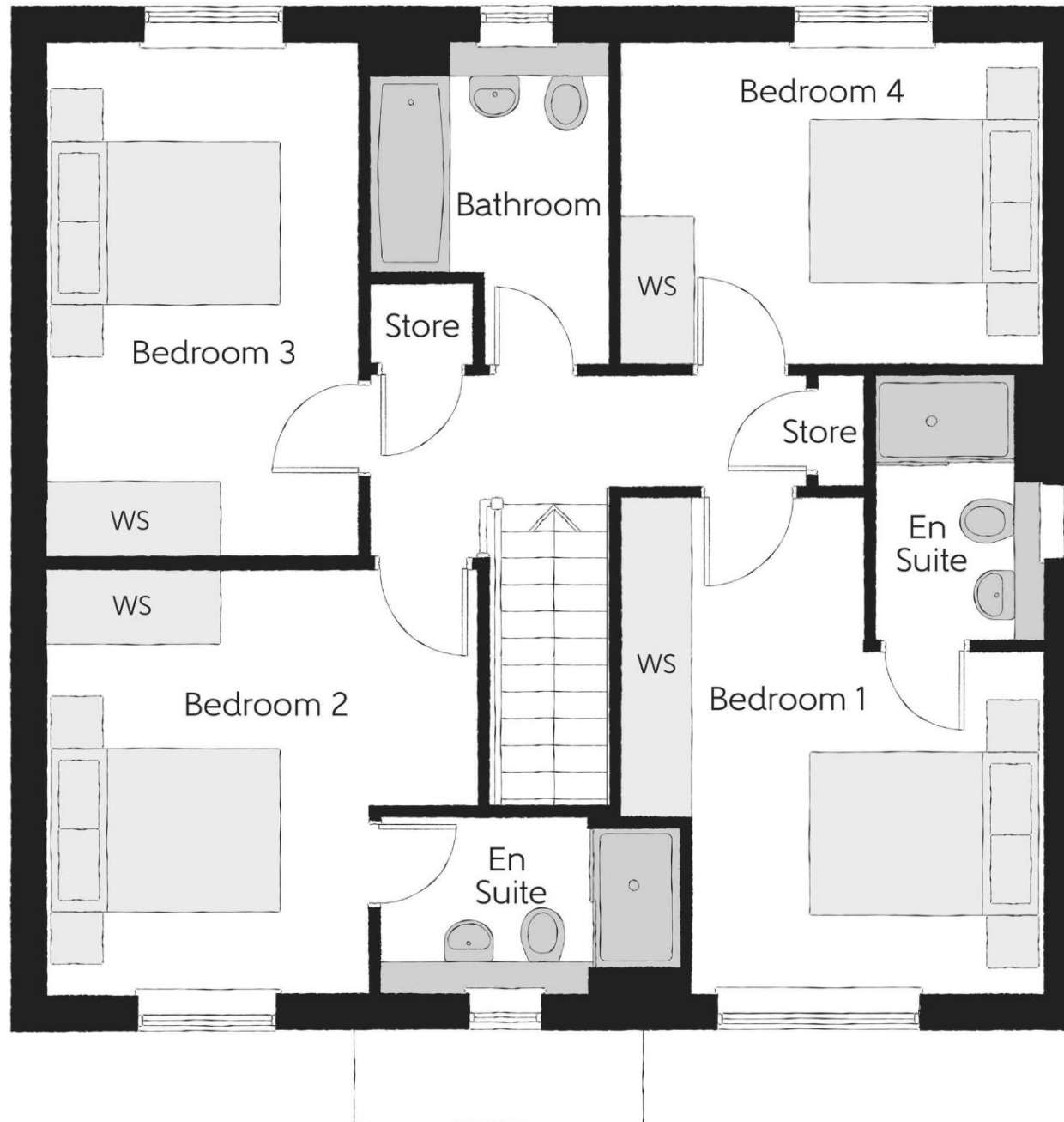
Tax Band: TBC

Tenure: Freehold

About Barleywoods, Oakham Barleywoods offers 3–5 bedroom homes in a charming Rutland setting. Close to local schools, amenities, and the stunning Rutland Water, with easy access to the A1 and Oakham railway station—ideal for commuters and families alike.



Window to
plots 14 &
36 only.





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